

Request for Information (RFI) – City of Indianapolis: Department of Metropolitan Development

The City of Indianapolis-Department of Metropolitan Development is seeking innovative ideas for the utilization of the City-owned Indiana Theatre Building located at 140 W. Washington Street in Indianapolis. The City will consider viable ideas for the use, management or redevelopment that will take advantage of the benefits of this one of a kind facility.

The Circle Theatre Company, which historically owned Circle Theater, constructed the third surviving theater building, Indiana Theatre, at 140 West Washington Street in 1927. Rubush & Hunter produced the theater design, which created the city's largest cinema, seating 3,200. The Indiana Theatre was also unique because it contained other recreational attractions such as a bowling alley, billiard tables, soda fountain and roof top ballroom. Indiana Theatre closed as a cinema but reopened after extensive remodeling in 1980 as the home of the Indiana Repertory Theatre (IRT).

This nearly century-old building is a landmark property located in Downtown Indianapolis and currently houses the Indiana Repertory Theatre and Indiana Roof Ballroom.

The City is interested in receiving ideas and information from a broad range of experts and/or companies that have experience in the redevelopment and reuse of similar facilities. The City requests and seeks to have submitted with all responses to this **RFI**, creative solutions that may be provided as part of a plan that would also include the existing uses of the IRT and Indiana Roof Ballroom.

This **RFI** anticipates making the property available, by appointment, for review and inspection by interested parties during the business week beginning **February 17, 2015 from 9:00 am to 11:00 am** via contact of the name provided below.

The objective of this **RFI** is to solicit ideas that would:

- Ensure a sustainable long-term use for the property in keeping with the general character of the existing facility,
- Promote local job creation both short and long term,
- Promote long-term economic development opportunities,
- Contribute to the enhancement of the overall cultural spirit of the Downtown Indianapolis community,
- Incorporate environmentally-friendly elements into the redevelopment to create a more sustainable facility,

Respondents are encouraged to approach this **RFI** as a Principal Vendor/Partner, either as a sole source solution provider, or together with others as a multi-solutions provider. The City asks that interested vendor/partners submit a brief response which includes the following:

- I. **Strategic Approach:** In what ways could the City structure this partnership or program to meet its goals?
- II. **Staff Experience:** Reference information from similar projects that were previously operated or formed by the Vendor/Partner. Names of organizations and individuals who will be included on the project team.
- III. **Ideas:** How would you recommend the City utilize, redevelop the subject asset to best satisfy the objectives set forth above?
- IV. **Value Added Benefits:** The City asks the responders to demonstrate creativity and innovation by outlining their visions of how their proposed plan provides any value-added benefits to the City which are not specifically set forth in this **RFI**.
- V. **Compensation Structure:** How could the approved respondent be compensated for its services?
- VI. The City of Indianapolis desires IRT to be a long-term tenant in this building and any disposition of the Indiana Theatre Building by the City of Indianapolis will require a future owner to offer a lease to the IRT with terms equal to or similar in nature to those suggested as follows: The basic terms for the lease include \$0 base rent from IRT Theatre and their payment of 100% of their utility costs. The current proposed lease is available from the DMD office upon request.

Please limit responses to a 10-15 page maximum. Please submit proposals in electronic PDF form via a "cd" or "flash drive" in a sealed envelope by 5:00 pm Eastern time on **March 6, 2015**.

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Please direct questions to Steve Schulmeyer at the above email address or phone number listed above. Thank you for your consideration.